





A modern two bedroom semi-detached house with garage located the quiet Lang Farm estate in the outskirts of Daventry. The accommodation briefly comprises: entrance porch, lounge, kitchen/dining room, two double bedrooms and a bathroom. The property further benefits from gas fired central heating with modern combination boiler, double glazed windows, off-road parking, single garage and a southerly facing rear garden. Available mid June. Unfurnished. Energy rating C.

#### ENTRANCE HALL

Enter via a timber panelled door with obscure glazed inserts. Wood effect laminate flooring. Coving. Recessed ceiling spotlights. Built-in storage cupboard with an obscure double glazed window to the front, electric consumer unit and wood effect laminate flooring. Door to:

#### LOUNGE

15' 0" x 11' 9" (4.57m x 3.58m)

Double glazed window to the front aspect. Single panel radiator with thermostat control. Wood effect laminate floor. Satellite connections. Coving. Stairs rising to the first floor. Ceiling mounted smoke alarm. Wall mounted timer thermostat for central heating. Door to:



#### KITCHEN/DINER

11' 9" x 9' 2" (3.58m x 2.79m)

A range of eye and base level units surmounted by complimentary roll-edge worksurfaces. Inset stainless steel sink and drainer with separate taps. Tiling to splashback areas. Built-in single electric oven, four ring solid plate hob and extractor hood. Space and plumbing for a washing machine and fridge freezer. Wall mounted Glowworm combination central heating boiler. Tiled floor. Single panel radiator with thermostat control. Double glazed window to the rear aspect. Double glazed sliding patio doors to the rear garden.

### STAIRS & LANDING

Single panel radiator with thermostat control. Smoke alarm. Coving. Built-in storage cupboard. Doors to all further first floor accommodation.

### BEDROOM ONE

11' 10" x 9' 11" max (3.61m x 3.02m)

Double glazed window to the rear aspect. Single panel radiator with thermostat control. Loft hatch.

### BEDROOM TWO

11' 10" x 8' 8" max (3.61m x 2.64m)

Double glazed window to the front aspect. Single panel radiator with thermostat control.

### BATHROOM

6' 3" x 5' 6" (1.91m x 1.68m)

White suite comprising: low level close coupled toilet, pedestal wash hand basin and panelled bath with electric shower over. Tiling to splashback areas. Wood effect laminate floor. Coving. Recessed ceiling spotlight. Ceiling mounted extractor fan. Single panel radiator with thermostat control. Obscure double glazed window to the side aspect.

### FRONT GARDEN & DRIVE

Lawned fore garden retained by a hedgerow to the front. Tarmac driveway leading down the side of the property to the garage. Slab path and steps leading to the front door.

### SINGLE GARAGE

Up and over door to the front. Power and lighting connected. Overhead storage. Part obscure glazed timber door to the rear garden.

### REAR GARDEN

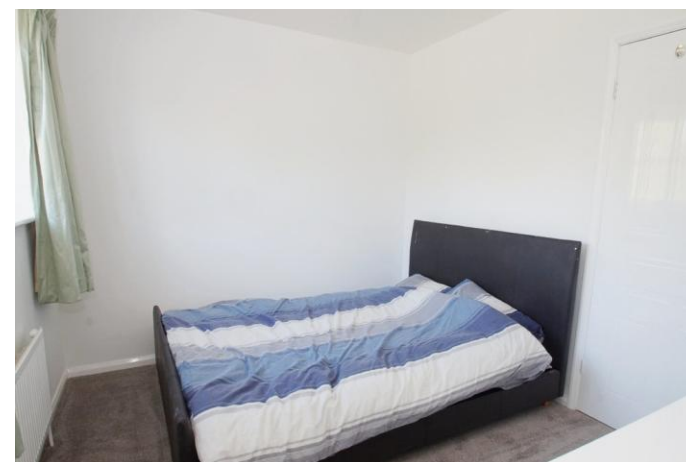
South facing rear garden with slab patio area adjoining the rear of the property with cold water tap. Steps lead



down to a slab path to the rear of the garage. Remainder of the garden is laid mainly to lawn with well-stocked borders to the right and gravel borders to the left with a further slab area in the far left corner. The garden is enclosed by timber fencing to all sides.

### COUNCIL TAX

Band B





## FEES

### Fees Payable By Tenants:

Holding Deposit: equivalent to 1 weeks rent will be taken prior to references being applied for.

Tenancy Deposit: equivalent to 5 weeks rent (6 weeks if the annual rent is over £50,000 or over).

Rent: one months rent is payable when you sign the tenancy agreement.

Utilities: including communication services and television licence.

### Additional Permitted Fees:

Interest charged on late rent payments: 3% above the current rate of interest as set by the Bank of England on the day the rent became due.

Changes to the tenancy agreement: if the tenant requests a change to the tenancy agreement (e.g add/removal of a tenant), a fee of £50 inc VAT is payable.

Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will pay the costs of the lock being changed.

Early termination: if the tenant requests an early termination of the tenancy either during the fixed

term or in lieu of the correct notice in a statutory periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

Company Application Fee: £500 plus VAT (plus check-out fee of £100 plus VAT)

Please visit our website for full details of our referencing criteria and fees.  
[www.edwardknight.co.uk](http://www.edwardknight.co.uk)

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